

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R38694

Property Information

property address: 413 DUNN
legal description: RAMSEY PLACE #3, BLOCK 2, LOT 3,4 & 20' OF 2
owner name/address: WINN, JAMES L. III
PO BOX 2877
BRYAN, TX 77805-2877
full business name: Western Union & A Rapid Income Tax Service
land use category: commercial-office type of business: services
current zoning: C2 occupancy status: occupied
lot area (square feet): 16,000 frontage along Texas Avenue (feet): n/a
lot depth (feet): 100.9 sq. footage of building: 1,200
property conforms to: ☐ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards
1w 205.74

Improvements

of buildings: 1 building height (feet): 10 # of stories: 1
type of buildings (specify): brick

building/site condition: 3

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____

approximate construction date: 1959 accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: 0 type/material of sign: _____
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 23
lot type: ☐ asphalt ☒ concrete ☐ other _____
space sizes: 8x14 sufficient off-street parking for existing land use: ☒ yes ☐ no
overall condition: fair
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue NA

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no
comments: all concrete

Outside Storage

☒ yes ☐ no (specify) small shed in back
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?
☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

